

**AGENDA**  
**TRAVERSE CITY HISTORIC DISTRICTS COMMISSION**  
**REGULAR MEETING**  
**THURSDAY, OCTOBER 29, 2015**  
**7:00 P.M.**  
**Committee Room, Governmental Center, 2<sup>nd</sup> Floor**  
**400 Boardman Avenue**  
**Traverse City, Michigan 49684**  
**231-922-4464**

**1. CALL MEETING TO ORDER**

**2. APPROVAL OF MINUTES:**

Approval of the August 27, 2015 special meeting minutes.

**3. REQUEST 15-HDC-13 FROM SUZANNAH TOBIN, ARCHITECT FOR JIM AND JAEMA STILLEY, 511 FIFTH STREET, TRAVERSE CITY, MICHIGAN for:**

Approval of plans for second story rear addition located at the property mentioned. (Central Neighborhood Historic District).

**4. REQUEST 15-HDC-14 FROM SUZANNAH TOBIN, ARCHITECT FOR DAVID FRIAR AND RORIE LEWIS, 525 SIXTH STREET, TRAVERSE CITY, MICHIGAN for:**

Approval of plans to demolish a front porch and rear portion of the home and construct a new front porch and rear addition located at the property mentioned. (Central Neighborhood Historic District)

**5. OTHER BUSSINESS**

**6. ADJOURNMENT**

The City of Traverse City does not discriminate on the basis of disability in the admission or access to or treatment or employment in, its programs or activities. Penny Hill, Assistant City Manager, 400 Boardman Avenue, Traverse City, Michigan, 49684, 922-4440, T.D.D., 922-4412, has been designated to coordinate compliance with the non-discrimination requirements contained in Section 35.107 of the Department of Justice regulations. Information concerning the provisions of the Americans with Disabilities Act, and the rights provided thereunder, are available from the ADA Coordinator. If you are planning to attend and you have a disability requiring any special assistance at the meeting and/or if you have any concerns, please immediately notify the ADA Coordinator.

**MINUTES  
TRAVERSE CITY HISTORIC DISTRICTS COMMISSION  
SPECIAL MEETING**

**THURSDAY, AUGUST 27, 2015**

**12:00 NOON**

**Planning Conference Room, Governmental Center, 2<sup>nd</sup> Floor  
400 Boardman Avenue  
Traverse City, Michigan 49684  
231-922-4464**

**PRESENT:** Commissioners Andres, Zacks, Mansuy, Carol, Vice-Chairperson  
Tobin and Chairperson Callahan.  
**ABSENT:** Commissioner Crane.  
**STAFF PRESENT:** David Weston

**1. CALL MEETING TO ORDER**

*The meeting was called to order at 12:05 p.m.*

**2. APPROVAL OF MINUTES:**

Approval of the July 30, 2015 regular meeting minutes.

*Motion by Commissioner Andres seconded by Commissioner Zack to approve the July 30, 2015 regular meeting minutes as presented. Upon vote the motion carried 6-0.*

**3. REQUEST 15-HDC-11 FROM TIM BRUEN, CONTRACTOR FOR STEVE AND RENEE CASS, 212 WEST EIGHTH STREET, TRAVERSE CITY, MICHIGAN for:**

Approval of plans for a front porch addition located at the property commonly known as **212 West Eight Street**, Traverse City, Michigan. (Central Neighborhood Historic District).

*Tim Bruen presented drawings and answered questions from the Commission. Motion by Commissioner Tobin, seconded by Commissioner Tobin, seconded by Commissioner Mansuy to approve the drawings as presented. Upon vote the motion carried 6-0. Commissioner Mansuy will serve as the project liaison.*

4. **REQUEST 15-HDC-12 FROM DOUG WALLACE, CONTRACTOR FOR RICK BALLARD, 411 FRANKLIN STREET, TRAVERSE CITY, MICHIGAN for:**

Approval of plans to screen in a rear covered patio located at the property commonly known as **411 Franklin Street**, Traverse City, Michigan.  
(Boardman Neighborhood Historic District)

*Rick Ballard presented drawings and answered questions from the Commission. Motion by Commissioner Tobin, seconded by Commissioner Mansuy to approve the drawings as presented with the option to have the knee wall at a height of 18 inches. Upon vote the motion carried 6-0. Commissioner Tobin will serve as the project liaison.*

5. **OTHER BUSSINESS**

*None.*

6. **ADJOURNMENT**

*The meeting was adjourned at 12;30 p.m.*

Respectfully submitted

\_\_\_\_\_  
David M. Weston, Secretary

Date \_\_\_\_\_



TRAVERSE CITY HISTORIC DISTRICTS COMMISSION  
APPLICATION FOR

**HISTORICAL PRESERVATION PERMIT**

Date of Application: 10.22.15

Property Address: 525 SIXTH STREET

Local Historic District: CENTRAL NEIGHBORHOOD

Existing Zoning Classification: R-1b

Architectural / Design Firm: SUZANNAH TOBIN

Address: 109 SOUTH UNION

Description of Plans: DEMO. FRONT PORCH + REAR  
ADDITIONS FOR NEW ADDITIONS.

THE COMPLETED APPLICATION SHALL BE SUBMITTED TO THE CITY PLANNING DEPARTMENT A MINIMUM OF 10 DAYS PRIOR TO THE MEETING AT WHICH THE REQUEST WILL BE CONSIDERED AND SHALL MEET ALL REQUIREMENTS LISTED ON THE REVERSE SIDE.

Owner Name: DAVID FRIAR Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
RORIE LEWIS

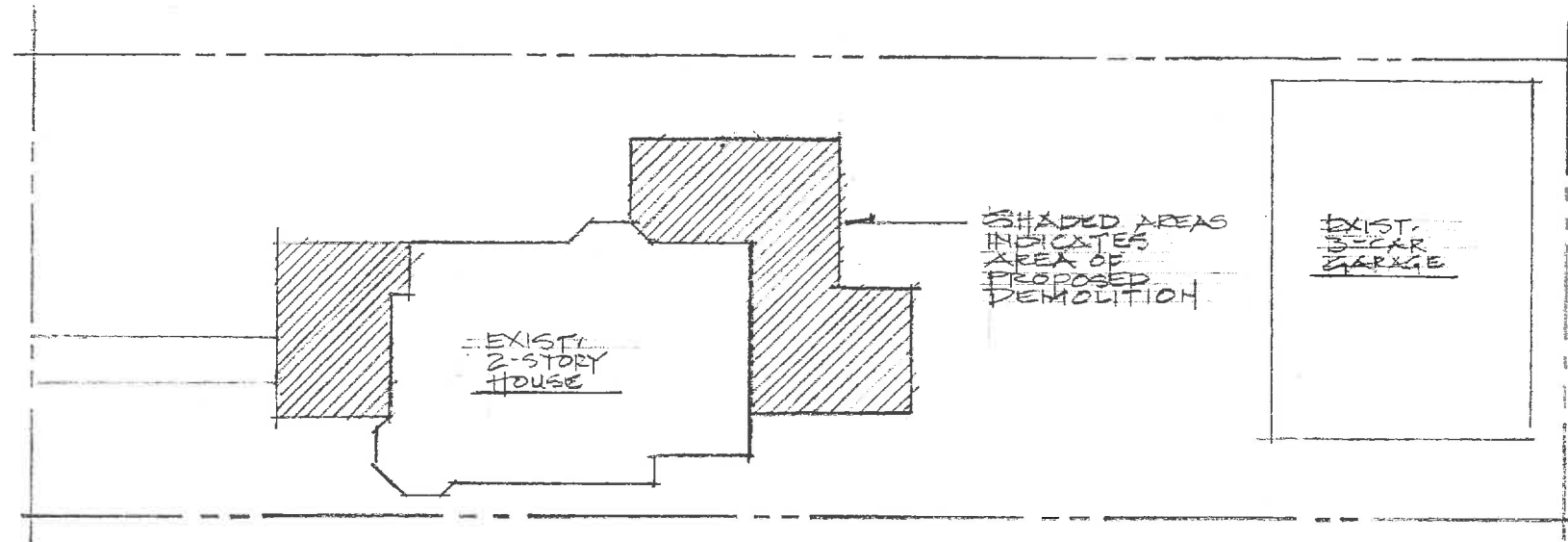
Address: 525 SIXTH STREET

Signature of Owner: \_\_\_\_\_

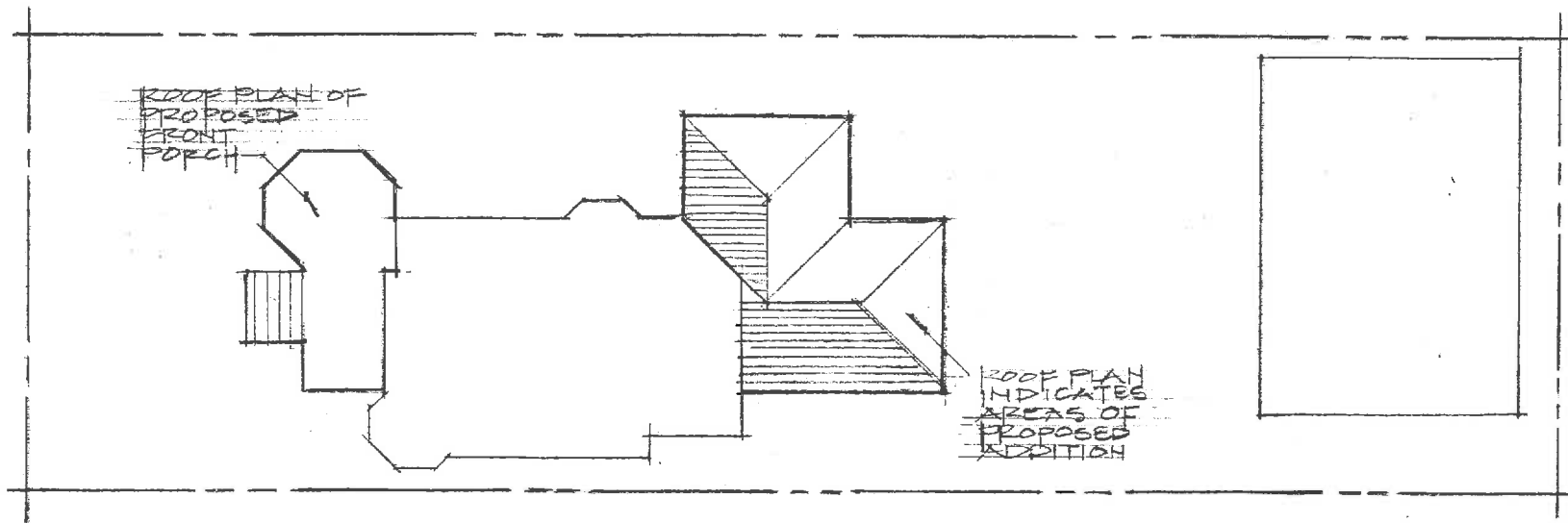
Signature of Applicant (if different): [Signature]

Relationship of Applicant to Owner: ARCHITECT

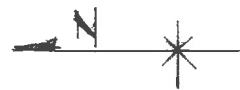




SITE PLAN ~ PROPOSED DEMOLITION  
 SCALE: 1" = 20'-0"



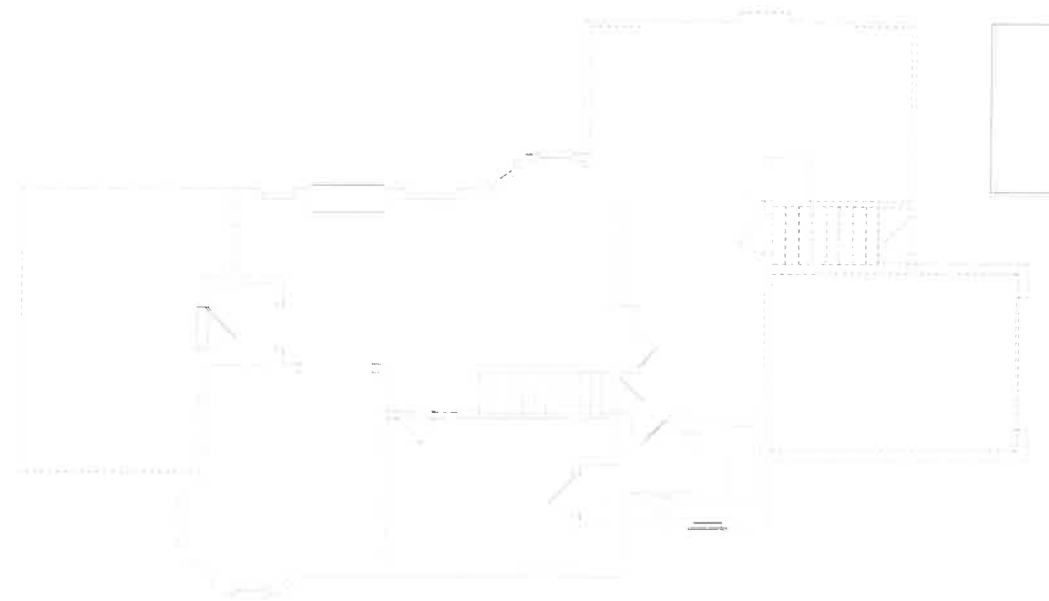
~ SIXTH STREET ~



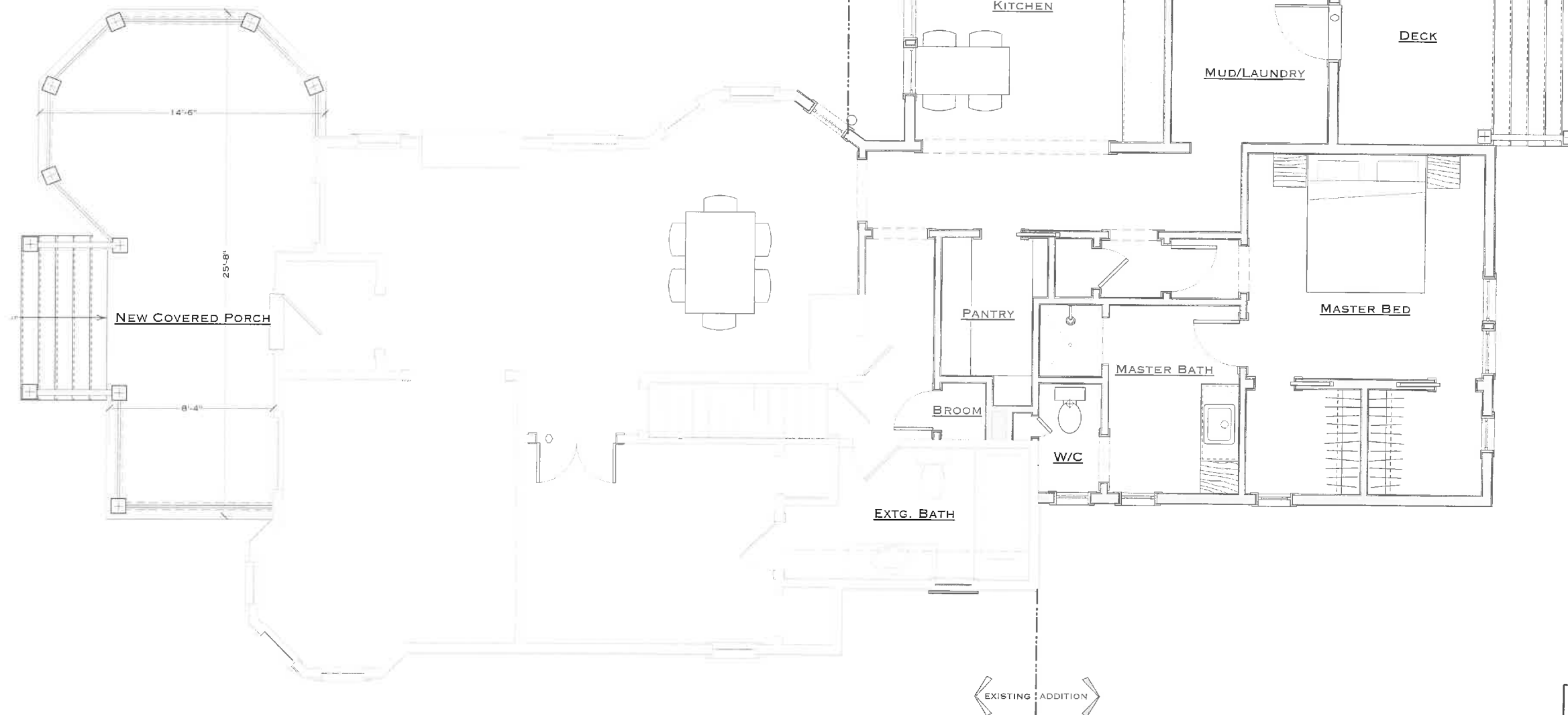
SITE PLAN ~ PROPOSED ADDITIONS TO 525 SIXTH STREET  
 SCALE: 1" = 20'-0"

### GENERAL NOTES

- ALL EXTERIOR ELEMENTS & DETAILS OF THE PROPOSED ADDITION TO MATCH EXISTING: ROOF SHINGLES, FASCIA, SOFFIT, CORBELS, FRIEZE, SIDING EXPOSURE, CORNER BOARDS & SKIRT BOXED.
- FOUNDATION TO BE EIFS, PAINTED TO MATCH EXIST. PAINTED FOUNDATION.
- FRONT & BACK PORCH TO HAVE 4x4 POSTS WRAPPED W/ CEDAR. GUARDRAILS, HANDRAILS & SPINDLES TO BE CEDAR. PORCH BASES TO BE 1x6 AZEK W/ 1" SPACE BETWEEN IN 1x4 AZEK FRAME.



2.1 MAIN LEVEL DEMOLITION PLAN  
SCALE: 1/8" = 1'-0"



2 MAIN LEVEL FLOOR PLAN  
SCALE: 1/4" = 1'-0"





1 NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION  
SCALE: 1/4" = 1'-0"

FRIAR-LEWIS

6

REVIEW SET  
10-21-15





3 SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



4 WEST ELEVATION  
SCALE: 1/4" = 1'-0"



TRAVERSE CITY HISTORIC DISTRICTS COMMISSION  
APPLICATION FOR

**HISTORICAL PRESERVATION PERMIT**

Date of Application: 10-22-15

Property Address: 511 FIFTH STREET

Local Historic District: CENTRAL NEIGHBORHOOD

Existing Zoning Classification: R-1b

Architectural / Design Firm: SUZANNAH TOBIN

Address: 109 SOUTH UNION

Description of Plans: UPPER LEVEL REAR ADDITION

THE COMPLETED APPLICATION SHALL BE SUBMITTED TO THE CITY PLANNING DEPARTMENT A MINIMUM OF 10 DAYS PRIOR TO THE MEETING AT WHICH THE REQUEST WILL BE CONSIDERED AND SHALL MEET ALL REQUIREMENTS LISTED ON THE REVERSE SIDE.

Owner Name: JIM & JANA STUEY Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Address: 511 FIFTH STREET

Signature of Owner: \_\_\_\_\_

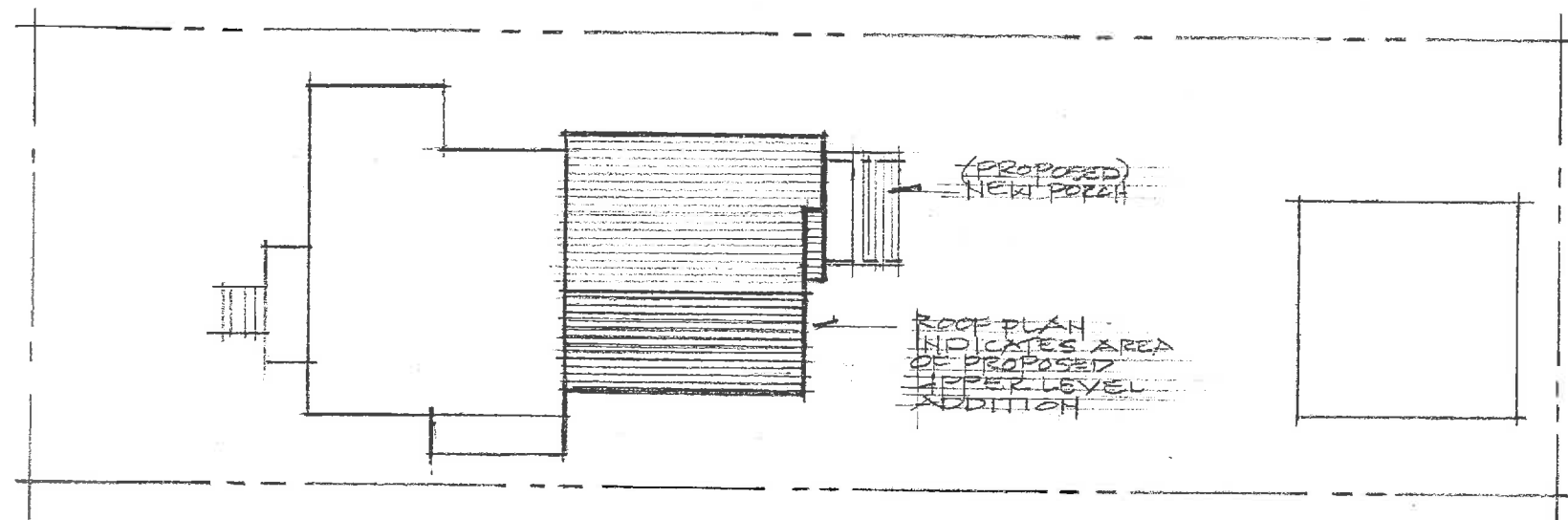
Signature of Applicant (if different): [Signature]

Relationship of Applicant to Owner: ARCHITECT



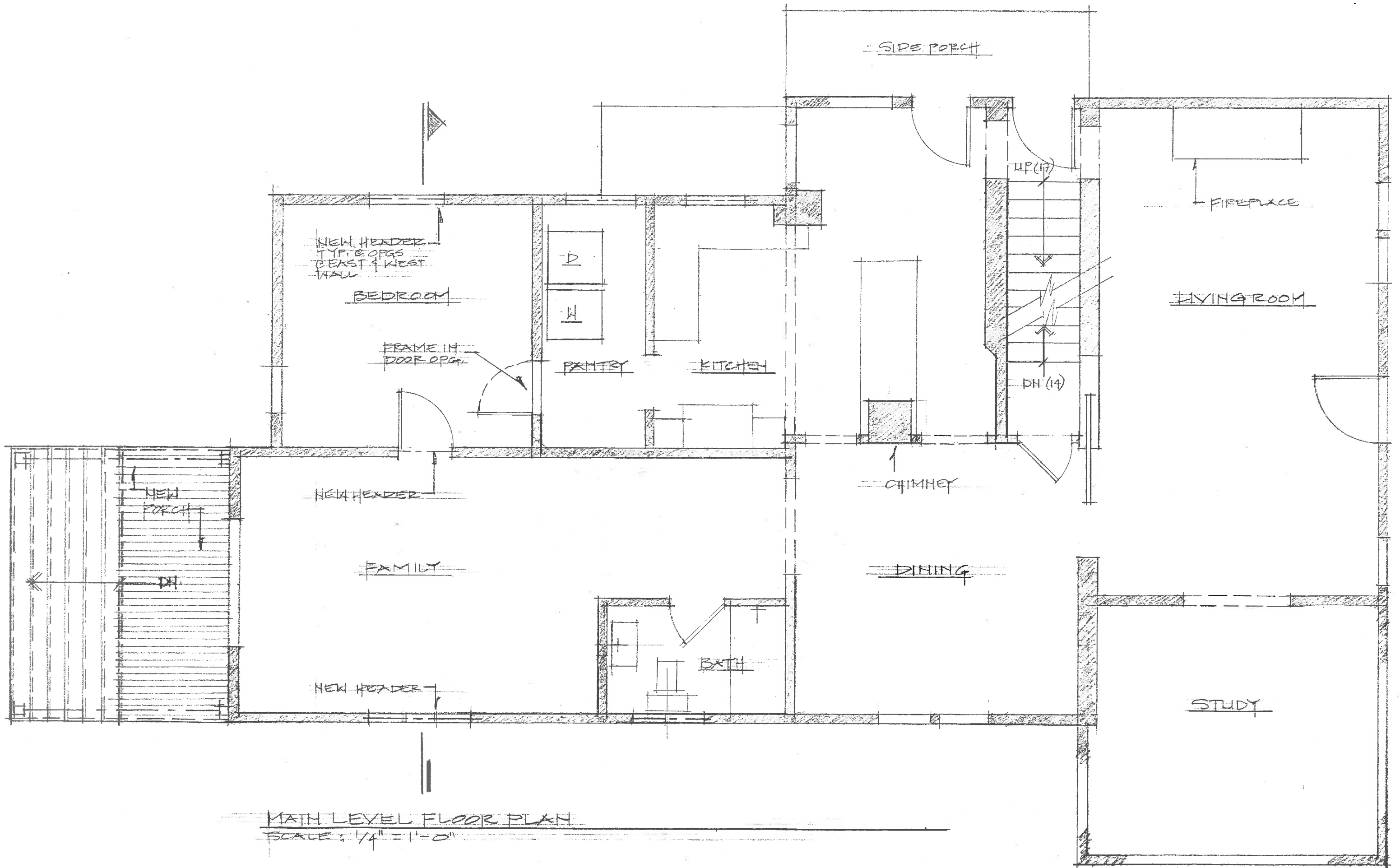


FIFTH STREET ~



VALLEY ~

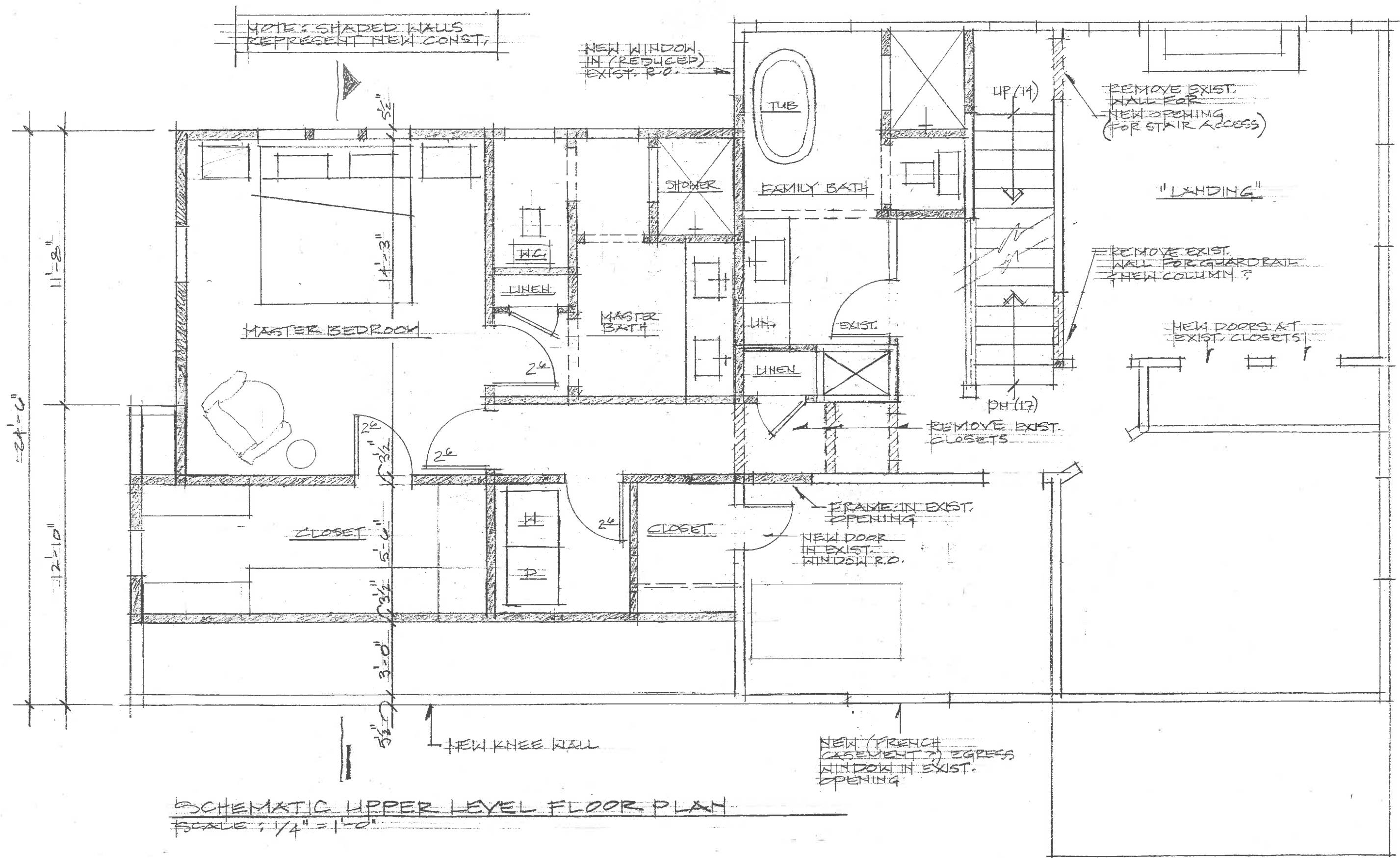
SITE PLAN ~ PROPOSED ADDITION TO 511 FIFTH STREET  
SCALE: 1" = 20'-0"



MAIN LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

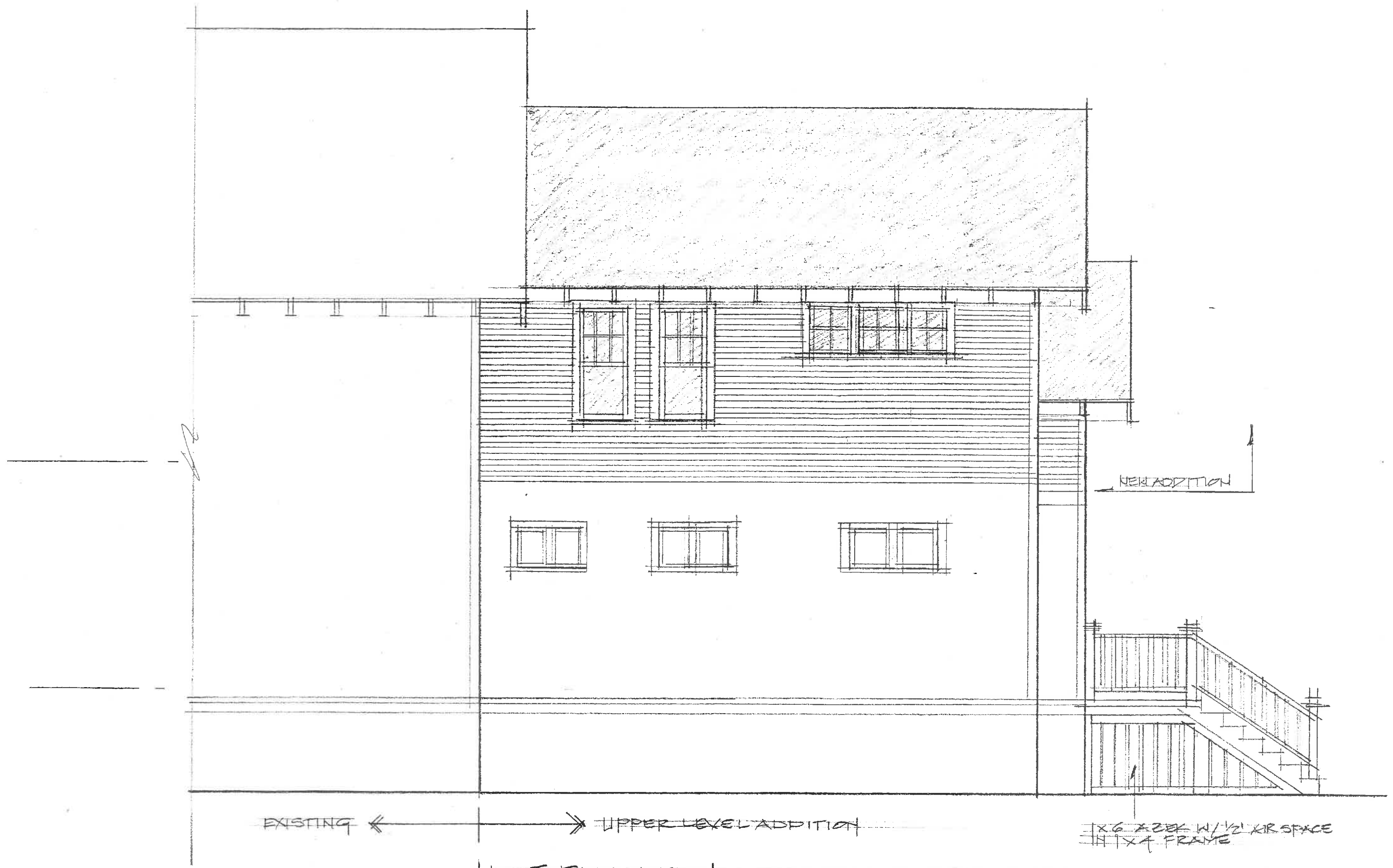




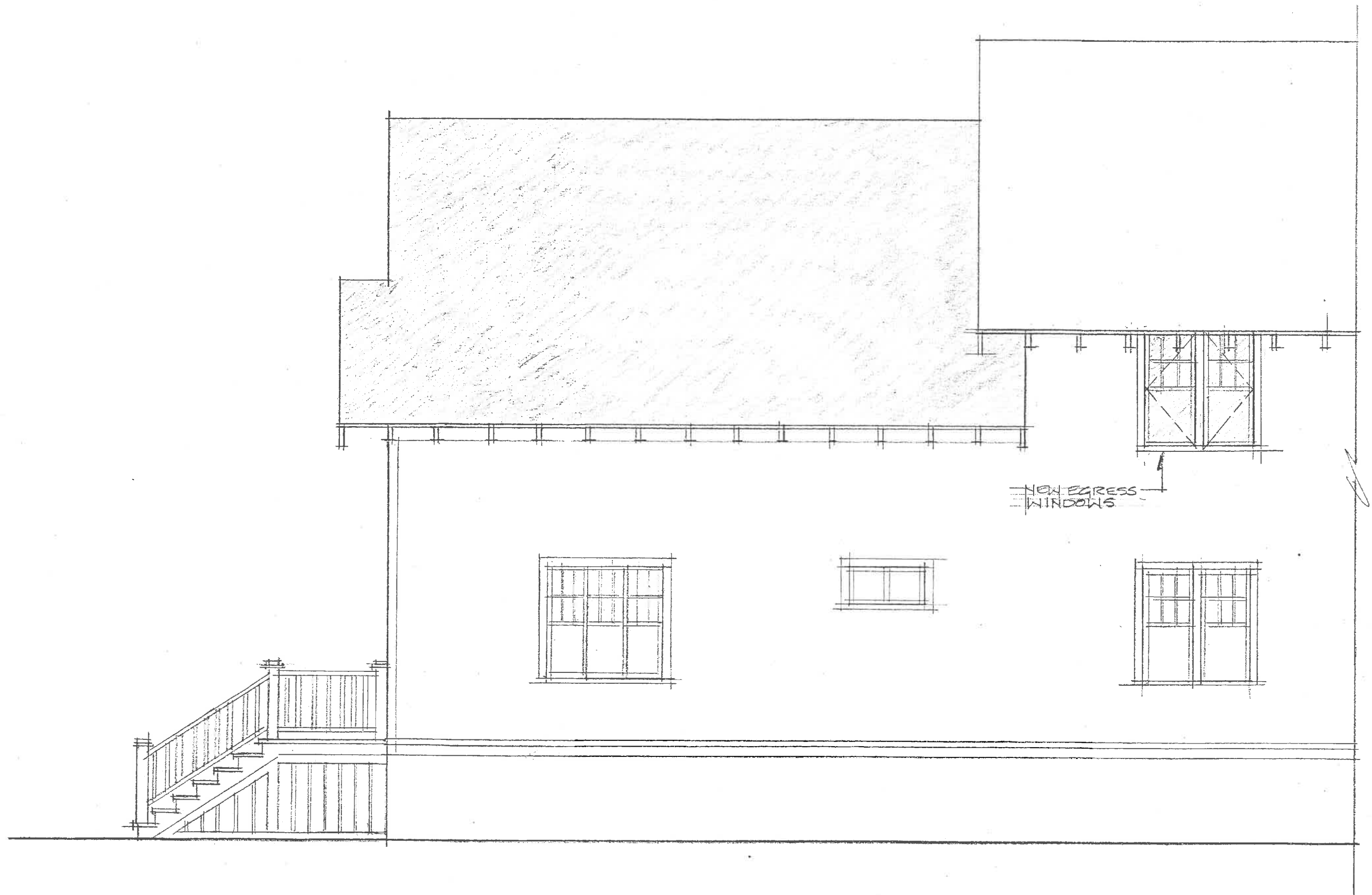


SCHEMATIC SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"





WEST ELEVATION  
SCALE: 1/4" = 1'-0"



EAST ELEVATION

SCALE: 1/4" = 1'-0"